



**TOWN OF FISHKILL**  
**Offices of Municipal Development**  
807 Route 52  
Fishkill, New York 12524-3110

Phone: (845) 831-7800 ext. 3328  
Fax: (845) 831-2964  
Website address: [www.fishkill-ny.gov](http://www.fishkill-ny.gov)

**PLANNING BOARD MEETING AGENDA FOR APRIL 14, 2005**

The Planning Board Meeting will be held on Thursday, April 14, 2005 at 7:00 p.m. until 11:00 p.m. in the Town Meeting Room, 807 Route 52, Fishkill, New York. Agenda items which are not reviewed by 11:00 p.m. will be placed on the next Planning Board Meeting Agenda.

**NEW SUBMITTALS:**

1. **Sun Canyon Restaurant - Site Development Plan** - Applicant requests Site Development Plan approval to amend the existing Site Development Plan approval to alter the existing building façade and parking area. The parcels for this proposal are located at 10 Old Route 9 in the GB (General Business) Zoning District and consist of 1.88 ± acres. Refer application to the Town Engineer, Town Director of Municipal Development, Town Planning Consultant, Dutchess County Department of Health, Dutchess County Department of Planning & Development and the Rombout Fire District.

**PUBLIC HEARING:**

1. At 7:30 p.m. or as soon thereafter as possible - **Van Wyck @ Merritt Park - Amended Site Development Plan** - Applicant seeks to amend the existing Site Development Plan approval to construct an additional 28 dwelling units and related site improvements. The parcel for this proposal is located in the RMF-5 Zoning District on the south side of Merritt Boulevard immediately west of NYS Route 52.
2. At 7:30 p.m. or as soon thereafter as possible - **The Crest @ Fishkill - Subdivision, Site Development Plan and Fresh Water Wetlands, Watercourse and Waterbody Permit (formerly known as Kushner Residential Development)** - Applicant seeks approval to:
  - a. Modify the lot lines between two (2) existing parcels totaling 32.145 acres, located at 743 and 769 NYS Route 52. The two (2) parcels to be created will be Lot 1, which will consist of 26.6 acres and Lot 2 which will consist of 5.3 acres.
  - b. Obtain Preliminary Site Development Plan approval for the construction of 106 multi-family dwelling units (212 density units) on the proposed Lot 1, to be known as the The Crest @ Fishkill. Lot 2 will remain vacant, although it potentially could support 50,000 square feet of retail development.
  - c. Obtain a permit for the disturbance of a wetland or wetland buffer in the course of the development of the project to be constructed on Lot 1.

**PUBLIC HEARINGS:** (continued)

The involved parcels are a Type I action under SEQRA and are the subject of a Rezoning Application under consideration by the Town of Fishkill Town Board.

This is a continuation of the public hearing that was opened and adjourned by the Planning Board on October 28, 2004, January 13, 2005, February 10, 2005 and March 24, 2005.

**REVIEWS:**

1. **White Birch - Subdivision** - Review installation of sidewalks.
2. **Marriott Courtyard** - Review signage.
3. **Aveonis Townhouses - Site Development Plan** - Board to review applicant's request for permission to clear and grade the site and to place a temporary construction trailer on the site.
4. **Lands of Harrison - Subdivision** - Board to review Resolution of Final Approval.
5. **Cedar View Development, LLC - Subdivision** - Review Applicant's request for final approval.
6. **Polo Field - Site Development Plan**- Board to review applicant's request for permission to place a temporary sales trailer on the site.
7. Board to approve March 24, 2005 Planning Board Meeting Minutes.

**EXECUTIVE SESSION**

**REVIEWS:** (continued)

8. **Home Depot - Amended Site Development Plan** - Board to review Resolution of Final Approval.